



FOR SALE & LEASE

# 1760 South Ln

MANDEVILLE, LA 70471

**WARREN SURCOUF, III, CCIM, MBA**

Associate Broker  
504.681.3421  
warren.surcouf@propertyone.com



PROPERTY ONE

# FOR SALE & LEASE

1760 SOUTH LN, MANDEVILLE, LA 70471



PROPERTY ONE



## PROPERTY DESCRIPTION

Introducing a prime industrial investment and leasing opportunity in the heart of Mandeville, Louisiana. This expansive ±35,000 SF building, constructed in 2008, offers versatile space well-suited for industrial and manufacturing users, with ample room for operations, storage, and future expansion.

Modern in construction and strategically positioned within one of Mandeville's most desirable commercial corridors, the property provides both owner-user and tenant flexibility. Whether acquired for long-term investment or occupied under lease, the facility presents a rare opportunity to secure high-quality industrial space in a strong and growing market.

## PROPERTY HIGHLIGHTS

- Spacious and modern floor plans
- Ample natural light
- Customizable spaces
- High visibility
- Convenient access
- Well-maintained exterior
- Ample parking

## OFFERING SUMMARY

|                         |                    |
|-------------------------|--------------------|
| <b>Sale Price:</b>      | \$3,250,000        |
| <b>Lease Rate:</b>      | \$9.50 SF/yr (NNN) |
| <b>Number of Units:</b> | 1                  |
| <b>Available SF:</b>    | 10,000 – 35,000 SF |
| <b>Lot Size:</b>        | 87,896 SF          |
| <b>Building Size:</b>   | 32,500 SF          |

| DEMOGRAPHICS             | 0.3 MILES | 0.5 MILES | 1 MILE   |
|--------------------------|-----------|-----------|----------|
| <b>Total Households</b>  | 4         | 18        | 275      |
| <b>Total Population</b>  | 11        | 47        | 731      |
| <b>Average HH Income</b> | \$77,887  | \$77,887  | \$78,395 |

# FOR SALE & LEASE

1760 SOUTH LN, MANDEVILLE, LA 70471



PROPERTY ONE



## 5 Reasons to Purchase or Lease 1760 South Lane



### Modern Industrial Facility

Built in 2008 with a functional layout designed for industrial and manufacturing operations.



### Large 10,000–35,000 SF Space

Ample room for equipment, production, and expansion opportunities.



### Versatile Use

Suitable for a variety of industrial, manufacturing, or distribution activities.



### Prime Mandeville Location

Well-positioned in a thriving commercial area with easy access to major roads and amenities.



### Investment-Ready Property

Well-maintained and turnkey, offering a solid opportunity for industrial investors.

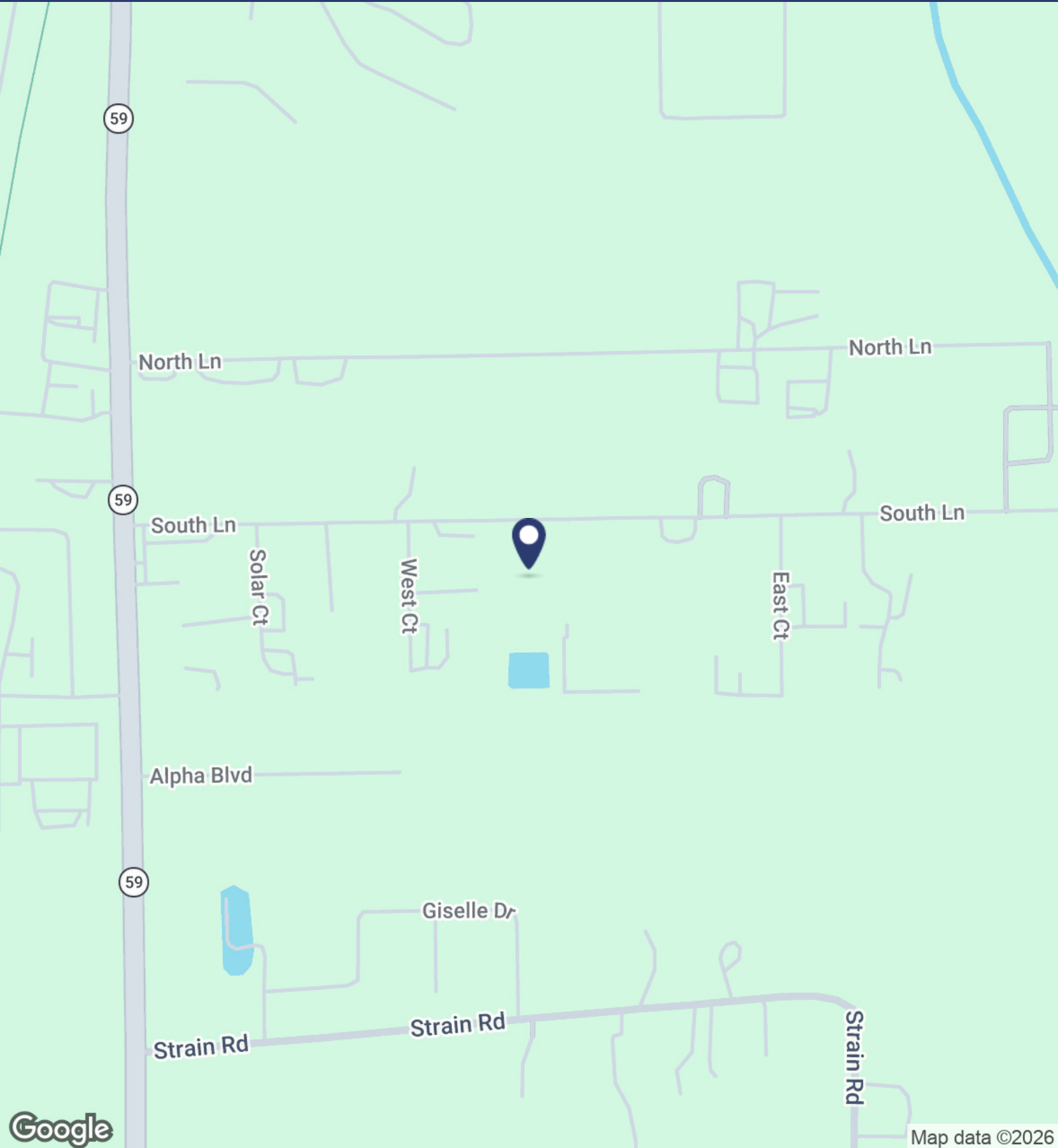


# FOR SALE & LEASE

1760 SOUTH LN, MANDEVILLE, LA 70471



PROPERTY ONE

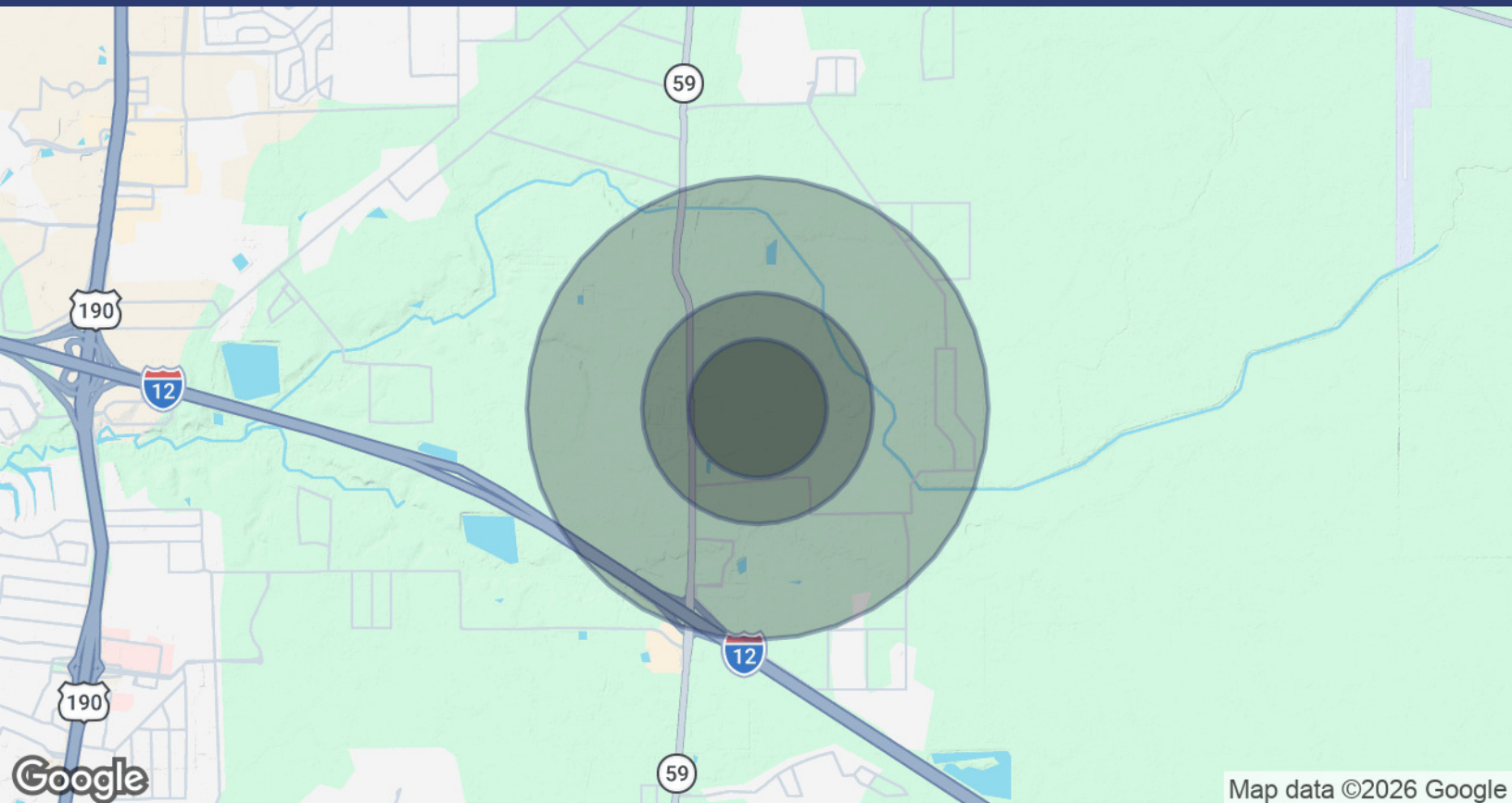


# FOR SALE & LEASE

1760 SOUTH LN, MANDEVILLE, LA 70471



PROPERTY ONE



Map data ©2026 Google

| POPULATION                  | 0.3 MILES | 0.5 MILES | 1 MILE |
|-----------------------------|-----------|-----------|--------|
| <b>Total Population</b>     | 11        | 47        | 731    |
| <b>Average Age</b>          | 39        | 39        | 39     |
| <b>Average Age (Male)</b>   | 39        | 39        | 39     |
| <b>Average Age (Female)</b> | 40        | 40        | 40     |

| HOUSEHOLDS & INCOME        | 0.3 MILES | 0.5 MILES | 1 MILE    |
|----------------------------|-----------|-----------|-----------|
| <b>Total Households</b>    | 4         | 18        | 275       |
| <b># of Persons per HH</b> | 2.8       | 2.6       | 2.7       |
| <b>Average HH Income</b>   | \$77,887  | \$77,887  | \$78,395  |
| <b>Average House Value</b> | \$270,214 | \$270,214 | \$270,216 |

2020 American Community Survey (ACS)

# PRESENTED BY

## **Warren Surcouf, III, CCIM, MBA**

*Associate Broker*

504.681.3421

LA #995695180

[warren.surcouf@propertyone.com](mailto:warren.surcouf@propertyone.com)

The information contained herein, while not guaranteed, is obtained from sources we believe to be reliable. It is subject to error, omission prior sale, change or withdrawal without notice.

**Property One is licensed in LA, AL, GA and MS.**